



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION
(C.55, P.L. 2004)

(Please Print or Type)

SELLER(S) INFORMATION (See Instructions, Page 2)

Name(s)

REGHUPATHI HARIHARAN and GANGA REGHUPATHI

Current Resident Address:

Street: 20 KERSHAW LANE

City, Town, Post Office

BELLE MEAD

State

NJ

Zip Code

08502

PROPERTY INFORMATION (Brief Property Description)

Block(s)

Lot(s)

Qualifier

333

5

Street Address:

38 Constable Road

City, Town, Post Office

Kendall Park

State

NJ

Zip Code

08824

Seller's Percentage of Ownership

100%

Consideration

\$337,500.00

Closing Date

April 28th, 2011**SELLER ASSURANCES (Check the Appropriate Box) (Boxes 2 through 8 apply to Residents and Non-residents)**

1. ☒ I am a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to N.J.S.A. 54A:1-1 et seq. and will file a resident gross income tax return and pay any applicable taxes on any gain or income from the disposition of this property.
2. ☒ The real property being sold or transferred is used exclusively as my principal residence within the meaning of section 121 of the federal Internal Revenue Code of 1986, 26 U.S.C. s. 121.
3. ☐ I am a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate or trust and as such not required to make an estimated payment pursuant to N.J.S.A. 54A:1-1 et seq.
6. ☐ The total consideration for the property is \$1,000 or less and as such, the seller is not required to make an estimated payment pursuant to N.J.S.A. 54A:5-1-1 et seq.
7. ☐ The gain from the sale will not be recognized for Federal income tax purposes under I.R.C. Section 721, 1031, 1033 or is a cemetery plot. (CIRCLE THE APPLICABLE SECTION). If such section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale (see instructions).
☐ No non-like kind property received.
8. ☐ Transfer by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this state.

SELLER(S) DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein could be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that the Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

4/23/2011

Date

4/23/2011

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

6252-82

B06252P0082

Seller's Residency Certification/Exemption Instructions

This form is to be completed by individuals, estates, trusts or any other entity selling or transferring property in New Jersey not subject to the Gross Income Tax estimated payment requirements under C55, P.L. 2004.

Name(s): Name of seller(s). If more than one owner separate forms must be used except for husband & wife/civil union couples that file their income tax returns jointly.

Address: Seller(s) primary residence or place of business. Do not use the address of the property being sold. Unless a new residence (permanent place of abode, domicile) has been established in New Jersey and said new residence is listed under seller(s) information, the seller(s) is considered a nonresident. Part-year residents will be considered nonresidents.

Nonresident seller(s) will be required to make an estimated Gross Income Tax payment if they do not meet any of the seller(s) assurances.

Property Information: Information as listed on deed of property being sold.

Percentage of Ownership: If there is more than one owner list sellers % of ownership.

Consideration: "Consideration" means in the case of any deed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is assumed and agreed to be paid by the grantee and any other lien or encumbrance not paid, satisfied or removed in connection with the transfer of title. If there is more than one owner, indicate seller's portion of total consideration received. If the total consideration for the property is \$1,000 or less complete the Seller's Residency Certification/ Exemption form GIT/REP-3 and check box 6 under Seller's Assurances.

Seller Assurances: If you meet one of the eight criteria listed you are not required to make a tax payment at this time. Check which box is appropriate to your situation. Note that boxes 2 through 8 apply to residents and non-residents.

Persons claiming an exemption under block #2 must be claiming an income/gain exclusion on their federal return for the property being sold within the meaning of §.121 of the Internal Revenue Code of 1986.

Non-resident taxpayers claiming an exemption under box #7 for IRC section 1031 and receiving non-like kind property (i.e. money, stocks, etc.) as well as like kind property (i.e. real estate) with the exchange, must fill out the GIT/REP-1, NON-RESIDENT SELLER'S TAX DECLARATION form showing the non-like kind amount, and remit an estimated tax payment on the Fair Market Value of the consideration received for the non-like kind property. If no non-like property was received please check the block indicating such.

A third party (the accommodation party) for a deferred like-kind exchange must remit an estimated tax payment of 2% of the fair market value of the consideration received for the non-like kind property on behalf of the taxpayer if non-like property is received when the 1031 transaction is completed or remit 2% of the total consideration if the 1031 transaction is voided. Payment must be sent directly to the State of New Jersey, Revenue Processing Center, P.O. Box 222, Trenton, NJ 08646-0222. Please fill out GIT/REP-1 and NJ-1040-ES Voucher.

Complete a GIT/REP-3 AND GIT/REP-1. The GIT/REP-3 should show the value of the like kind exchange. The GIT/REP-1 should show the Fair Market Value of or consideration received for the non-like kind property (whichever is more).

Example: Mr. Smith exchanges rental property A with a fair market value of \$1.2 million for rental property B with a fair market value of \$1.0 million and receives \$200,000 in cash (non-like kind property). An estimated tax payment is required to be withheld on the \$200,000 in consideration of non-like kind property for non-residents.

PROPERTY A	\$1,200,000
PROPERTY B	\$1,000,000
CASH	\$ 200,000
Consideration for estimated tax payment for GIT/REP-1	\$ 200,000

Signature: Seller(s) must sign and date the declaration. If the seller's representative is signing the declaration either (1) a Power of Attorney executed by the seller(s) to the representative must be previously recorded or recorded simultaneously with the deed to which this form is attached, or (2) a letter signed by the seller(s) granting authority to the representative to sign this form must be attached.

All information requested on this form must be completed. Failure to complete the form in its entirety will result in the deed not being recorded.

This form must be completed at the time of closing and given to the buyer or the buyer's attorney.

The buyer or buyer's attorney must submit the original Seller's Residency Certification/Exemption (GIT/REP-3) to the county clerk at the time of recording the deed. Failure to submit the Seller's Residency Certification/Exemption (GIT/REP-3) or Nonresident Seller's Tax Declaration (GIT/REP-1) or a Nonresident Seller's Tax Prepayment Receipt (GIT/REP-2) will result in the deed not being recorded.

The county clerk will attach this form to the deed when recording the deed.

Additional information regarding the Gross Income Tax estimated payment requirements on the sale of real estate can be found on the Division of Taxation's web page at www.state.nj.us/treasury/taxation.

6252-82A

Municipality: SOUTH BRUNSWICK County: MIDDLESEX
Sponsor: COMMUNITY OPTIONS INC. Developer:
Block 93.08 Lot 6.142 Street Address: 63 HENDERSON RD. KENNOLL PK.
Facility Name: HENDERSON GROUP HOME

CERTIFICATIONS

Certified by: [Signature]
Project Administrator

Date _____



License No. GH1711



State of New Jersey
Department of Human Services
Office of Licensing

LICENSE
COMMUNITY OPTIONS INC
506 Hamburg Turnpike
Suite 106
Wayne, NJ 07470

*Having met the requirements of the New Jersey Statute, P.L. 1977, c. 448, and the regulations of this Department,
is hereby licensed as a*

Group Home Developmental Disability

for 3 individuals

at

63 HENDERSON ROAD
KENDALL PARK, NJ 08824

This License is effective from 09/30/2015 to 09/30/2016

Elizabeth Connolly, Acting Commissioner
Department of Human Services

MIDDLESEX COUNTY CLERK

Return To:

COMMUNITY OPTIONS ENTERPRISES
INC A NEW JERSEY NON PROFIT
COMMUNITY OPTIONS INC A NEW JE
RSEY NON PROFIT CORP ORATION

Index DEED BOOK
Book 07021 Page 0386
No. Pages 0008
Instrument DEED STANDARD
Date : 8/07/2017
Time : 2:30:40
Control # 201708070254
INST# DE 2017 013315
Employee ID RAGHUR

<u>RTF TIERS</u>			
RECORDING	\$	50.00	Consideration \$ 170,470.81
NJPRPA	\$	10.00	
DARM	\$	15.00	Tier 1 Standard RTF \$ 600.00
DARM 3.00	\$	3.00	
NJPRPA	\$	2.00	Tier 2 Standard RTF \$ 137.35
- - - - -	\$.00	
DD1 T1 CO	\$	150.00	Tier 3 Standard RTF \$.00
DD1 T1 PU	\$	75.00	
DD1 T1 ST	\$	375.00	Total \$ 737.35
All Other	\$	142.35	
Total:	\$	822.35	

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

PLEASE NOTE
DO NOT REMOVE THIS COVERSHEET
IT CONTAINS ALL RECORDING INFORMATION

ELAINE FLYNN
COUNTY CLERK



201708070254



**Middlesex County
Document Summary Sheet**

MIDDLESEX COUNTY CLERK
PO BOX 871
JOHN F. KENNEDY SQUARE
NEW BRUNSWICK NJ 08901

Official Use Only

Transaction Identification Number

3097611

2500314

Submission Date(mm/dd/yyyy)

07/31/2017

No. of Pages (excluding Summary Sheet)

5

Recording Fee (excluding transfer tax)

\$85.00

(Convenience Charge of \$2.00 included)

Realty Transfer Tax

\$737.35

Total Amount

\$822.35

Document Type

DEED - REGULAR

Municipal Codes

SOUTH BRUNSWICK

SBR

Batch Type L2 - LEVEL 2 (WITH IMAGES)

Bar Code(s)



197943

Return Address (for recorded documents)

FIRST AMERICAN TITLE NCS - PRINCETON

104 CARNEGIE CENTER, SUITE 101

PRINCETON, NJ 08540

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Middlesex County
Document Summary Sheet**

DEED - REGULAR	Type	DEED - REGULAR				
	Consideration	\$170,470.81				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	07/21/2017				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		COMMUNITY OPTIONS ENTERPRISES INC A NEW JERSEY NON PROFIT			16 FARBER ROAD, PRINCETON, NJ 08540	
	GRANTEE	Name			Address	
		COMMUNITY OPTIONS INC A NEW JERSEY NON PROFIT CORPORATION			16 FARBER ROAD, PRINCETON, NJ 08540	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		SB	93.08	6.142		SBR
	* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF MIDDLESEX COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.					

RECORD & RETURN TO:
First American Title Insurance Co.
104 Carnegie Center, Suite 101
Princeton, NJ 08540
849877 1023

Prepared by: Cynthia DeLisi, Esq.

Cynthia DeLisi

DEED

This Deed is made on July 21, 2017,

BETWEEN

COMMUNITY OPTIONS ENTERPRISES, INC., a New Jersey nonprofit corporation, whose address is 16 Farber Road, Princeton, NJ 08540,

the Grantor,

AND

COMMUNITY OPTIONS, INC., a New Jersey nonprofit corporation, whose address is 16 Farber Road, Princeton, NJ 08540,

the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE HUNDRED SEVENTY THOUSAND FOUR HUNDRED SEVENTY DOLLARS and 81/100 (\$170,470.81). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of the Township of South Brunswick, County of Middlesex, **Block 93.08, Lot 6.142**

Property. The property consists of the land and all the buildings and structures on the land located at 63 Henderson Road, in the Township of South Brunswick, County of Middlesex and State of New Jersey. The legal description of the property (the "Property") is:

SEE Exhibit A attached hereto.

BEING the same premises conveyed to Community Options Enterprises, Inc., by deed from Nancy K. Phillips as to an undivided 50% interest and Nancy K. Phillips as executrix of the Estate of Ruth Phillips, deceased, as to the remaining 50% interest, dated March 14, 2011, and recorded in the Office of the Clerk of Middlesex County on March 17, 2011, in Deed Book 6240, Page 521.

SUBJECT to any and all easements and restrictions of record

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signature page follows.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

COMMUNITY OPTIONS, INC., A NEW
JERSEY NONPROFIT CORPORATION

By: 

Name: Robert Stack

Title: President and Chief Executive Officer

STATE OF NEW JERSEY

COUNTY OF MERCER

SS:

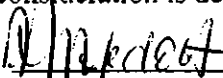
I CERTIFY that on July 20, 2017,

ROBERT STACK, personally came before me and acknowledged under oath, to my satisfaction that:

(a) this person signed and delivered the attached as President and Chief Executive Officer of Community Options, Enterprises, a New Jersey nonprofit corporation, the corporation named in this Deed;

(b) this document was signed and made by the corporation as its voluntary act and deed.

(c) this Deed was made for \$170,470.81 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5).



Notary Public of New Jersey

NICOLE MEDOLLA
Notary Public
State of New Jersey
My Commission Expires April 9, 2018

EXHIBIT "A"

File No.: **NCS-849899NJ23-NJ**

Commitment No.: **NCS-849899NJ23-NJ**

Real property in the Township of South Brunswick, County of Middlesex, State of New Jersey, described as follows:

BEGINNING at a stake in the Westerly line of Deans-Franklin Park Road, said stake being 480.0 feet measured Northerly along the Westerly line of Deans-Franklin Park Road from an iron spike in the dividing line of lands of Otto Fleckenstein and William E. and Harry F. Fritz and from said beginning point running

- 1) Westerly and at right angles to the Deans-Franklin Park Road South 66 degrees 11 minutes West 1063.29 feet to a stake in the Easterly line of lands of John Stadelman, thence
- 2) Northerly along the Easterly line of lands of John Stadelman, and binding thereon, North 13 degrees 06 minutes West 152.63 feet to a stake, thence
- 3) Easterly and parallel with the first course North 66 degrees 11 minutes East 1035.06 feet to a stake in the Westerly line of the Deans-Franklin Park Road, thence
- 4) Southerly along the Westerly line of the Deans-Franklin Park Road South 23 degrees 49 minutes East 150.0 feet to a stake, the point and place of BEGINNING.

NOTE: FOR INFORMATION ONLY: Being Lot(s) 6.142, Block(s) 93.08; Tax Map of the Township of South Brunswick, County of Middlesex, State of New Jersey.



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Community Options Enterprises, Inc., a New Jersey nonprofit corporation

Current Street Address

16 Farber Road

City, Town, Post Office Box

Princeton

State

NJ

Zip Code

08540

PROPERTY INFORMATION

Block(s)

93.08

Lot(s)

6.142

Qualifier

Street Address

63 Henderson Road

City, Town, Post Office Box

South Brunswick Township

State

NJ

Zip Code

08852

Seller's Percentage of Ownership

100%

Total Consideration

\$170,470.81

Owner's Share of Consideration

\$170,470.81

Closing Date

7.21.17

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached

7.21.17
Date


Signature
(Seller) Please Indicate if Power of Attorney or Attorney in Fact

Date

Signature
(Seller) Please Indicate if Power of Attorney or Attorney in Fact

**Department of Community Affairs
Council on Affordable Housing
Supportive and Special Needs Housing Survey**

Municipality: SOUTH BRUNSWICK County: MIDDLESEX
 Sponsor: COMMUNITY OPTIONS INC Developer: _____
 Block: 00324 Lot: 00021 Street Address: 2 AIDRICH RD
 Facility Name: AIDRICH GROUP HOME

Section 1. Type of Facility <input checked="" type="checkbox"/> Resident Group Home <input type="checkbox"/> Transitional facility for the homeless (not eligible for credit as affordable housing after June 1, 2008) <input type="checkbox"/> Residential care facility (licensed by NJ Dept of Community Welfare or DHS) <input type="checkbox"/> Permanent supportive housing <input type="checkbox"/> Supportive shared housing <input type="checkbox"/> Other - Please Specify: _____	Section 2. Sources and amount of funding committed to the project <input type="checkbox"/> Capital Application Funding Unit \$ _____ <input type="checkbox"/> HMFA Special Needs Housing Trust \$ _____ <input type="checkbox"/> HUD - Amount \$ _____ Program _____ <input type="checkbox"/> Federal Home Loan Bank - Amount \$ _____ <input type="checkbox"/> Farmer Home Administration - Amount \$ _____ <input type="checkbox"/> Development fee - Amount \$ _____ <input type="checkbox"/> Bank financing - Amount \$ _____ <input type="checkbox"/> Other - Amount \$ _____ Program _____ <input type="checkbox"/> For proposed projects, please submit a pro forma <input type="checkbox"/> Municipal resolution to commit funding if applicable <input type="checkbox"/> Award Letter financing commitment (proposed new construction projects only)
Section 3. For all facilities other than permanent supportive housing Total # of bedrooms reserved for: <u>3</u> Very low-income clients/households: <input checked="" type="checkbox"/> Low-income clients/households: _____ Moderate-income clients/households: _____ Market-rate clients/households: _____	Section 4. For permanent supportive housing Total # of units: _____ including # of very low-income units: _____ # of low-income units: _____ # of moderate-income units: _____ # of market-rate units: _____
Section 5. Length of Control: _____ years Effective Date of Control: _____ Expiration Date of Control: _____ Average Length of Stay: _____ months (transitional facilities only)	Section 6. <input type="checkbox"/> CO Date: _____ <input checked="" type="checkbox"/> DD <input type="checkbox"/> DHS <input type="checkbox"/> DCA <input type="checkbox"/> DCA <input type="checkbox"/> Other: _____ Initial License Date: <u>6/22/2009</u> Current License Date: <u>9/30/2015</u>
Section 7. Has the project received project-based rental assistance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. Length of commitment: _____ years When opening (subsidy) ended: _____ Length of commitment: _____ years Is the subsidy renewable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Section 8. The following certification is attached: <input checked="" type="checkbox"/> Copy of deed restriction or mortgage and/or mortgage note with deed restriction (30-year minimum HUD, FHA, FHLM, HAC deed restriction, etc.) <input type="checkbox"/> Copy of Capital Application Funding Unit (CAFU) or DHS Charitable Application Letter (20 year minimum, no deed restriction required)	
Section 9. Resident leaders number: <u>1</u> DISABLED ADULTS Population Survey: <u>Disability</u> Aggravated: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Necessary for accordance with NJ Barriers Free Subcode: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Section 10. Affirmative Marketing Strategy (check all that apply) <input checked="" type="checkbox"/> DDD/DHHS/DHSS waiting list <input type="checkbox"/> Affirmative Marketing Plan approved by the Council on Affordable Housing Director	

CERTIFICATIONS

I certify that the information provided is true and correct to the best of my knowledge and belief.

Certified by: [Signature] Date: 3/30/15
 Project Administrator

Certified by: _____ Date: _____
 Municipal Housing Liaison





License No. GH1466

State of New Jersey
Department of Human Services
Office of Licensing

LICENSE

COMMUNITY OPTIONS INC

506 Hamburg Turnpike
Suite 106
Wayne, NJ 07470

*Having met the requirements of the New Jersey Statute, P.L. 1977, c. 448, and the regulations of this Department,
is hereby licensed as a*

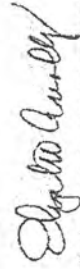
Group Home Developmental Disability

for 3 individuals

at

**2 ALDRICH ROAD
KENDAL PARK, NJ 08824**

This License is effective from 09/30/2015 to 09/30/2016


Elizabeth Connolly, Acting Commissioner
Department of Human Services

MIDDLESEX COUNTY CLERK

2 Aldrick

Return To:

DONALD J. SEARS ESQ
TOWNSHIP OF SOUTH BRUNSWICK
P O BOX 190
MONMOUTH JUNCTION NJ 08852

SOUTH BRUNSWICK TOWNSHIP OF

Index DEED BOOK

Book 06020 Page 0691

No. Pages 0007

Instrument DEED W/O ABSTRA

Date : 1/23/2009

Time : 10:26:37

Control # 200901230073

INST# DE 2009 000685

Employee ID BADAL

RECORDING	\$	50.00
DARM	\$	18.00
NJPRPA	\$	12.00
- - - - -	\$.00
- - - - -	\$.00
- - - - -	\$.00
- - - - -	\$.00
- - - - -	\$.00
- - - - -	\$.00
- - - - -	\$.00
Total:	\$	80.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

*cc: Arlyne Desera
orig w/ Clerk*

ELAINE FLYNN
COUNTY CLERK



200901230073



Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

DO NOT REMOVE THIS PAGE.
TO ACCESS THE IMAGE OF
THE DOCUMENT RECORDED
HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE
BOOK AND PAGE NUMBER
ABOVE.

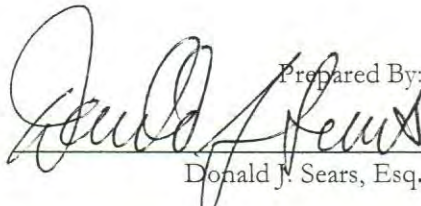
806020P0691

Record and return to:
Donald J. Sears, Esq.
Township of South Brunswick
P.O. Box 190
Monmouth Junction, NJ 08852

RECORDED
ELAINE M. FLYNN
MIDDLESEX CTY CLERK

09 JAN 23 AM 10:16

BOOK # _____
FILE # _____
OF PAGES _____

Prepared By:

Donald J. Sears, Esq.

DEED-RESTRICTED AFFORDABLE HOUSING PROPERTY

With Covenants Restricting Rentals, Conveyance and Improvements
And Requiring Notice of Foreclosure and Bankruptcy

THIS DEED RESTRICTION, entered into as of this 31st day of January 2009, by and between the **Township of South Brunswick**, a municipal corporation of the State of New Jersey, with offices at 540 Ridge Road, Monmouth Junction, New Jersey 08852 ("Municipality") and **Community Options Enterprises, Inc.**, a non-profit corporation of the State of New Jersey, with offices at 16 Farber Road, Princeton, NJ 08540 ("Owner"), the owner of a residential low-income rental home for the developmentally disabled:

WITNESSETH

Article 1. Consideration

In consideration of benefits and/or the right to develop received by the Owner from the Municipality, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction with respect to the land and improvements more specifically described in Article 2 hereof (the "Property").

Article 2. Description of Property

The Property consists of all of the land, and improvements thereon, that is located in the Township of South Brunswick, County of Middlesex, State of New Jersey, and described more specifically as Block No. 326, Lot No. 21, and known by the street address:

2 Aldrich Road
Kendall Park, NJ 08824

Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of 45 years (the "Control Period"), commencing upon the date the Owner obtains title to the Property, and shall expire as determined under the Uniform Controls, as defined below.

In accordance with N.J.A.C. 5:80-26.11, the Property shall remain subject to the requirements of said subchapter during the Control Period unless the Municipality elects to release the Property from such requirements. Prior to such a Municipal election, the Property must remain subject to the requirements of said subchapter and this Deed Restriction for a period of at least 45 years.

B06020P0692

File Number: P-GLA-221265

SCHEDULE A

LEGAL DESCRIPTION

File Number: 133 GLA P-GLA-221265

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of South Brunswick, County of Middlesex, State of New Jersey

Being known as Lot 21 Block 326 Section 6-F as shown on a certain map entitled, "Map of Kendall Park, Sections 6-E, 6-F, 6-G & 6-H," filed in the Middlesex County Clerk's Office on November 13, 1958 as Map #2242 File #946 and being more particularly bound and described as follows:

Beginning at an iron pin (found) in the easterly line of New Road (60 foot Right of Way), marking the terminus of a curve connecting the said easterly line of New Road with the northerly line of Aldrich Road (60 foot Right of Way), and runs; thence

1) Along the easterly line of New Road, Northerly, on a curve to the right having a radius of 620.00 feet, an arc length of 140.87 feet to an iron pin (found) corner to Lot 22; thence

2) Along the southerly line of Lot 22, South 75 degrees 50 minutes 58 seconds East, a distance of 135.90 feet to a point corner to Lot 20; thence

3) Along the westerly line of Lot 20, South 00 degrees 34 minutes 20 seconds West, a distance of 114.70 feet to a point in the northerly line of Aldrich Road; thence

4) Along the northerly line of Aldrich Road, Westerly, on a curve to the left having a radius of 300.00 feet, an arc length of 19.40 feet to a concrete monument (found) marking a point of tangency in same; thence

5) Still along the northerly line of Aldrich Road, South 86 degrees 52 minutes 00 seconds West, a distance of 114.28 feet to a concrete monument (found) marking a point of curvature; thence

6) Westerly to Northerly, on a curve to the right having a radius of 15.00 feet, an arc length of 24.68 feet to the point and place of Beginning.

This written description is in accordance with a survey prepared by Harris Surveying, Inc. dated December 9, 2008.

NOTE FOR INFORMATION ONLY: Being Lot(s): 21, Block: 326; Tax Map of the Township of South Brunswick, County of Middlesex, State of New Jersey.

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in the New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*, the "Uniform Controls").
- B. Sale and use of the Property is also subject to the terms, conditions and restrictions of the "Agreement Between Community Options Enterprises, Inc. and Township of South Brunswick for the Purchase, Development and Administration of 2 Aldrich Road, Kendall Park, NJ, as Affordable Housing" which is attached hereto and is incorporated herein by reference as if set forth at length.
- C. The Property shall be used solely for the purpose of providing rental dwelling units for low-and/or very-low income individuals or households for the developmentally disabled, as licensed and/or regulated by the New Jersey Department of Human Services (DHS) and Department of Developmentally Disabled (DDD). No commitment for any such dwelling unit shall be given or implied, without exception, to any person who is not qualified pursuant to DHS/DDD guidelines and has not been certified for that unit by the Municipality. So long as any dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions. Deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Municipality.
- D. Any lease or rental agreement shall include the following clause in a conspicuous place:
- "The Owner's right, title and interest in this property and the use, sale, resale, rental, mortgage, refinance or encumbrance of this property are subject to the terms, conditions, restrictions, limitations and provisions as set forth in an agreement between Community Options Enterprises Inc. and the Township of South Brunswick dated Jan. 7, 2009, which has been recorded as part of a Deed Restriction in the Office of the Middlesex County Clerk and which is also on file with the Township of South Brunswick."
- E. No improvements may be made to the Property that would affect the bedroom configuration of any of its dwelling units, and any improvements to the Property must be approved in advance and in writing by the Municipality.
- F. The Owner shall notify the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon the Owner.
- G. The Owner shall notify the Municipality within three (3) business days of the filing of any petition for protection from creditors, bankruptcy or reorganization filed by or on behalf of the Owner.
- H. This Deed Restriction shall have priority over all mortgages and encumbrances on the Property. The Property shall remain subject to the Covenants contained herein and the affordability controls set forth in the Uniform Controls despite the occurrence of any of the following events:
- (1) a sublease or assignment of the lease of the Property or any portion thereof;
 - (2) a sale or voluntary transfer of the ownership of the Property; or
 - (3) the entry and enforcement of any judgment of foreclosure.

- I. The Property shall be rented and/or sold in accordance with all rules, regulations, and requirements duly promulgated by COAH, the intent of which is to ensure that the Property remains affordable to and occupied by low- and/or very-low income-eligible persons and/or households throughout the duration of this Deed Restriction.
- J. The terms and restrictions of this Deed Restriction shall be subordinate only to the First Mortgage lien on the Property and in no way shall impair the First Mortgagee's ability to exercise the contract remedies available to it in the event of any default of such mortgage as such remedies are set forth in the First Mortgage documents for the Property.
- K. In the event the Property is acquired by a First Mortgagee by a foreclosure or a Deed in Lieu of Foreclosure, or by a purchaser at a foreclosure sale conducted by the holder of the First Mortgage, the Property shall continue to be subject to the restrictions set forth herein, which shall remain in effect. All of the restrictions contained herein shall continue to be effective as of the date of transfer of title with regard to the First Mortgagee, a lender in the secondary mortgage market including but not limited to the FNMA, Federal Home Loan Mortgage Corporation, GNMA, or an entity acting on their behalf and all subsequent purchasers, owners, and mortgagees of the Property.
- L. The Municipality may assign from time to time its rights, and delegate its obligations hereunder without the consent of the Owner. Upon such assignment, the Municipality, its successors or assigns shall provide written notice to the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

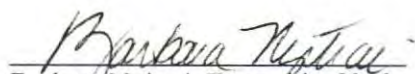
A breach of the Covenants will cause irreparable harm to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Controls, and the obligation for the provision of low-income housing.


- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Owner, or any successor in interest or other owner of the Property, the Municipality shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under the Uniform Controls and specific performance.

IN WITNESS WHEREOF, the Municipality and the Owner have executed this Deed Restriction as of the date first above written.

Attest:

TOWNSHIP OF SOUTH BRUNSWICK


Barbara Nyitrai, Township Clerk

BY: 
Frank Gambatese, Mayor

Witness:

COMMUNITY OPTIONS ENTERPRISES, INC.

Svetlana Repic Qira
Svetlana Repic Qira

BY:

Robert Stack
Robert Stack

STATE OF NEW JERSEY:

SS

COUNTY OF MIDDLESEX:

I CERTIFY that on January 7, 2009, BARBARA NYITRAI personally came before me and she acknowledged under oath, to my satisfaction, that:

- (a) she is the Township Clerk of the Township of South Brunswick, the municipal corporation named in this document;
- (b) she is the attesting witness to the signing of this document by Frank Gambatese who is the Mayor of the Township of South Brunswick;
- (c) this document was signed and delivered by the Township of South Brunswick as its voluntary act duly authorized by a proper resolution of the Township Council;
- (d) she knows the proper seal of the Township of South Brunswick which was affixed to this document; and
- (e) she signed this proof to attest to the truth of these facts.

Signed and sworn to before me

On January 7, 2009

Donald J. Sears
Donald J. Sears
An Attorney at Law
In the State of New Jersey

Barbara Nyitrai
Barbara Nyitrai, Township Clerk

STATE OF NEW JERSEY:
SS
COUNTY OF MIDDLESEX:

I CERTIFY that on January 7, 09, Robert Stach personally came before me and he/she acknowledged under oath, to my satisfaction, that:

(a) he/she is the President of Community Options Enterprises, Inc. the corporation named in this document;

(b) he/she is the attesting witness to the signing of this document by Svetlana Lipsa who is the Secretary;

(c) this document was signed and delivered by the Corporation as its voluntary act duly authorized by a proper resolution;

(d) he/she knows the proper seal of the Corporation, which was affixed to this document; and

(e) he/she signed this proof to attest to the truth of these facts.

Signed and sworn to before me
On January 7, 09



Nicole L. Sanders
Notary Public of New Jersey
My Commission Expires 10/28/2012

MIDDLESEX COUNTY CLERK

Return To:

GENERAL LAND ABSTRACT COMPANY
2 RESEARCH WAY
PRINCETON NJ 08540

Index DEED BOOK

Book 06020 Page 0685

No. Pages 0006

Instrument DEED STANDARD

Date : 1/23/2009

Time : 10:26:37

Control # 200901230069

INST# DE 2009 000684

NELSON
GARY

BRADFORD

Employee ID BADAL

RTF TIERS

RECORDING	\$	50.00
NJPRPA	\$	10.00
DARM	\$	15.00
DARM 3.00	\$	3.00
NJPRPA	\$	2.00
- - - -	\$.00
DD1 T1 CO	\$	150.00
DD1 T1 PU	\$	75.00
DD1 T1 ST	\$	375.00
All Other	\$	974.60
Total:	\$	1,654.60

Consideration	\$	282,000.00
Tier 1 Standard RTF	\$	600.00
Tier 2 Standard RTF	\$	335.00
Tier 3 Standard RTF	\$	639.60
Total	\$	1,574.60

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK



200901230069



cc: Arlyne
DeSena
Barbara
Nytra

Cover sheet is part of Middlesex County filing record

Retain this page for future reference

Not part of the original submitted document

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TO ACCESS THE IMAGE OF
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HEREUNDER BY BOOK AND
PAGE NUMBER, USE THE
BOOK AND PAGE NUMBER
ABOVE.

B06020P0685

Deed

RECORDED
ELAINE M. FLYNN
MIDDLESEX CTY CLERK

09 JAN 23 AM 10:15

This Deed is made on January 7, 2009

BETWEEN Gary Bradford Nelson, Executor of the Estate of Joseph Ferruchia, deceased

BOOK #
PAGE #
OF PAGES

whose post office address is 91 Thoreau Drive, Plainsboro, New Jersey 08536

referred to as the Grantor,
AND Community Options Enterprises, Inc.

whose post office address is 16 Farber Road, Princeton, New Jersey 08540

referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Grantor.** The Grantor makes this Deed as the Personal Representative of the Estate of Joseph Ferruchia who died on July 28, 2008 late of the Township of South Brunswick County of Middlesex and State of New Jersey. Letters were issued to the grantor herein by the surrogate of Middlesex County on August 8, 2008.

2. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of Two Hundred and Eighty-Two Thousand and 0/100 Dollars (\$282,000.00). The Grantor acknowledges receipt of this money.

3. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of South Brunswick
Block No. 326 Lot No. 2± Qualifier No. Account No.
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable).

4. **Property.** The Property consists of the land and all the buildings and structures on the land in the Township of South Brunswick County of Middlesex and State of New Jersey. The legal description is:

☒ Please see attached Legal Description annexed hereto and made a part hereof. (Check box if applicable).

BEING the same premises conveyed to Joseph Ferruchia by Deed of the Frank J. SGRO Trust dated April 29, 2005 and recorded November 4, 2005 in the Middlesex Clerk/Register's Office in Deed Book 5578 Page 396.

Joseph Ferruchia died Testate, a resident of Middlesex County New Jersey on July 28, 2008 which estate was duly probated in the Middlesex County Surrogate's Court under Docket # 221931. Letters Testamentary were issued to Gary Bradford Nelson on August 8, 2008.

Prepared by: (print signer's name below signature)

Mary Ann Duffy

(For Recorder's Use Only)



The street address of the property is: 2 Aldrich Road, KendallPark, New Jersey 08824

5. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

6. Signatures. The Grantor signs this Deed as of the date at the top of the first page. If the Grantor is a corporation, this Deed is signed and attested to by its proper corporate officers and its corporate seal is affixed. Print name below each signature).

Witnessed or Attested by:

Mary Ann Duffy

Gary Bradford Nelson (Seal)
Gary Bradford Nelson

(Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF Mercer
I CERTIFY that on January 7, 2009

SS.

Gary Bradford Nelson

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of this Deed;

(b) executed this Deed in his or her capacity as personal representative of the deceased owner; and,

(c) made this Deed for \$ 282,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Mary Ann Duffy
(Print name and title below signature)
Mary Ann Duffy
Attorney at Law of New Jersey

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on

SS.

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached Deed;

(b) was authorized to and did execute this Deed as
of

the entity named in this Deed;

(c) made this Deed for \$ as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.); and

(d) executed this Deed as the act of the entity, in his or her capacity as personal representative of the deceased owner.

RECORD AND RETURN TO:
Randie Erlich, Esq.
RUBIN EHRLICH & BUCKLEY
731 Alexander Road
Princeton, N.J. 08540

(Print name and title below signature)

